

**PLEASE NOTE: This hearing schedule is subject to frequent revision, so please check our web site to confirm hearing dates. Assignment of hearing examiner is also subject to change. When Montgomery County Public Schools are closed due to the weather, please call 240-777-6660 to confirm that scheduled hearings will be held.**

**OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS  
MONTGOMERY COUNTY, MARYLAND  
HEARING SCHEDULE**

**March 29, 2011**

<b>Grossman</b>	<b><u>Friday, April 1, 2011</u></b> SE 11-02 Zhang Childcare <i>Resumed from 1/21/2011</i>	9:30	OZAH Case	2 <sup>nd</sup> FL HR, COB
<b>Grossman &amp; Robeson</b>	<b><u>Thursday, April 7, 2011</u></b> S-2351 Mid Atlantic Petroleum <i>Resumed from 3/4/11</i>	9:30	BOA Case	2 <sup>nd</sup> FL HR, COB
	<b><u>Friday, April 8, 2011</u></b> S-2796 Zeender Accessory Apt	<b>10:30</b>	BOA Case	2 <sup>nd</sup> FL HR, COB
<b>Grossman</b>	<b><u>Monday, April 11, 2011</u></b> S-2788 Wu Accessory Apt	<b>10:30</b>	OZAH Case	2 <sup>nd</sup> FL HR, COB
	<b><u>Thursday, April 14, 2011</u></b> S-2798 Hiden Accessory Apt	<b>10:30</b>	BOA Case	2 <sup>nd</sup> FL HR, COB
<b>Robeson</b>	<b><u>Friday, April 15, 2011</u></b> S-2781 Gilmoure-Brunett, LLC Child Care	9:30	BOA Case	2 <sup>nd</sup> FL HR, COB
	<b><u>Monday, April 18, 2011</u></b> S-2801 Emah Disabled Home Care	9:30	BOA Case	2 <sup>nd</sup> FL HR, COB
<b>Robeson</b>	<b><u>Thursday, April 28, 2011</u></b> S-2800 T-Mobile/Carlisle <i>Rescheduled to 5/20/11</i>	9:30	BOA Case	2 <sup>nd</sup> FL HR, COB
<b>Robeson</b>	<b><u>Thursday, May 5, 2011</u></b> S-2804 T-Mobile/Andrews	9:30	BOA Case	2 <sup>nd</sup> FL HR, COB
<b>Grossman</b>	<b><u>Friday, May 6, 2011</u></b> CBA-1383-A Tilden Woods	9:30	BOA Case	2 <sup>nd</sup> FL HR, COB
	<b><u>Friday, May 13, 2011</u></b> S-2803 T-Mobile/Travillah-WHM	9:30	BOA Case	2 <sup>nd</sup> FL HR, COB
<b>Grossman</b>	<b><u>Friday, May 20, 2011</u></b> S-2797 T-Mobile and Surmont, LLC <i>Rescheduled to 10/6/11</i>	9:30	BOA Case	2 <sup>nd</sup> FL HR, COB
<b>Robeson</b>	<b><u>Friday, May 20, 2011</u></b> S-2800 T-Mobile/Carlisle	9:30	BOA Case	2 <sup>nd</sup> FL HR, COB
<b>Grossman</b>	<b><u>Monday, May 23, 2011</u></b> S-2791 Nina V. Aks, D.M.D., LLC & Val Aks – Medical and Dental Clinic	9:30	BOA Case	2 <sup>nd</sup> FL HR, COB

	<b>Monday, May 30, 2011</b>		<b>HOLIDAY COUNTY</b>	<b>CLOSED</b>
<b>Robeson</b>	<b><u>Thursday, May 26, 2011</u></b> G-892 Chelsea School	9:30	OZAH Case	2 <sup>nd</sup> FL HR, COB
<b>Grossman</b>	<b><u>Friday, June 3, 2011</u></b> S-2802 Norbeck Montessori School	9:30	BOA Case	2 <sup>nd</sup> FL HR, COB
<b>Robeson</b>	<b><u>Monday, June 6, 2011</u></b> S-2715 & S-2716 Roche Landscape Company	9:30	OZAH Case	2 <sup>nd</sup> FL HR, COB
<b>Robeson</b>	<b><u>Friday, June 10, 2011</u></b> SE 11-03 Koushan Child Care	9:30	OZAH Case	2 <sup>nd</sup> FL HR, COB
<b>Robeson</b>	<b><u>Monday, June 13, 2011</u></b> S-2793 Shoop Accessory Apt	<b>10:30</b>	BOA Case	2 <sup>nd</sup> FL HR, COB
<b>Grossman</b>	<b><u>Friday, June 17, 2011</u></b> G-858-SC Montgomery College Foundation	9:30 9:30	OZAH Case OZAH Case	2 <sup>nd</sup> FL HR, COB 2 <sup>nd</sup> FL HR, COB

Guide to locations:

- 2<sup>nd</sup> Fl HR, COB = Davidson Memorial Hearing Room adjacent to OZAH office, Room 200, Council Office Building, 100 Maryland Ave., Rockville
- 3<sup>rd</sup> Fl CHR, COB = 3<sup>rd</sup> floor Council Hearing Room, Council Office Building, 100 Maryland Ave., Rockville
- 3<sup>rd</sup> Fl CCR, COB = 3<sup>rd</sup> floor Council Conference Room adjacent to 3<sup>rd</sup> floor Council Hearing Room, Council Office Building, 100 Maryland Ave, Rockville
- 7<sup>th</sup> Fl CHR, COB = 7<sup>th</sup> floor Council Hearing Room, Council Office Building, 100 Maryland Ave., Rockville

Case No.	Description	Requested Zoning	
		From	To
G-829 (Filed: 9/13/04) <i>Restaurant Antique Shop</i>	David Freishtat, Attorney for Jae Koh, Applicant. Property known as Lots 12 and 13, Block B, Bealemont Partnership Subdivision, located at 12201-12219 River Road, Potomac, consisting of 5.61 acres in the 6 <sup>th</sup> Election District. <b>POSTPONED INDEFINATELY</b>	RE-2	Country Inn
G-881 (Filed: 4/29/09) 117 SF, 24 TH 80 Duplex	Jody S. Kline, Attorney for Theodore Butz, et al, Applicant requests rezoning from the RE-2 Zone to the PRC Zone (Planned Retirement Community), property known as Parcel P429, the "Butz Property" or the "Water Tank Farm Property" located at 21901 Ridge Road, Germantown, consisting of 54.34909 acres in the 2 <sup>nd</sup> Election District. <b>POSTPONED INDEFINATELY</b>	RE-2	PRC
G-858-SC (Filed: 2/28/11) from R-60 to RT-12.5	Show Cause Hearing regarding compliance with the binding elements of Local Map Amendment No. G-858 for property known as Lots 1 - 9, Block C and Lot 18, Block HH, Subdivision 31, Plat #2237 and 780, located at Georgia Avenue and Evans Drive, Silver Spring, consisting of 2.53 acres in the 13 <sup>th</sup> Election District. Jody S. Kline, attorney for property owner, Montgomery College Foundation. Stacy P. Silber, Attorney for KAZ Development, LLC, Contract Purchaser.		

The subject property was rezoned from the R-60 Zone to the RT-12.5 Zone by action of the District Council on September 11, 2007, in Resolution Number 16-290. It is alleged that there is noncompliance with the binding elements on the schematic development plan filed in conjunction with the rezoning.

G-892

(Filed:  
1/4/2011)  
from  
R-60 to  
RT-15 Zone

Robert Harris and Cindy Bar, Attorneys for Chelsea Residential Associates, LLC (an affiliate of EYA) requests rezoning from the R-60 Zone to the RT-15 (townhouse) Zone of property known as Lot 58, Evanswood, Section 1 (Plat Nos. 22270, 439) located at of 630 Ellsworth Drive, Silver Spring, consisting of 5.24524 acres in the 13th Election District.

OZAH  
SE 11-02

Petition of Margaret L. Zhang, requesting a special exception pursuant to Section 59-G-2.13.1 of the Zoning Ordinance to permit a “child day care facility” for up to 30 children on property known as Lot 1, Block A, located at 14315 Marian Drive, Rockville, Maryland

OZAH  
SE 11-03

Petition of Ana Koushan , requesting a special exception pursuant to Section 59-G-2.13.1 of the Zoning Ordinance to permit a “child day care facility” for up to 12 children on property known as Lot 16, Block 2, located at 1804 Sanford Road, Silver Maryland.

OHR E-  
03072  
OZAH  
05-10

Office of Human Rights Referral: Elena Torbenko v Bethesda Dance Studio, Inc.  
Appeal of No Reasonable Grounds-Reduction in the allocation of students, teaching hours, and salary. **POSTPONED INDEFINATELY**

OHR  
E-03173  
OZAH 09-22

Office of Human Rights Referral: **Richard Gadol v Westat Research Corporation**  
Employment Discrimination based on physical disabilities.

BOA  
CBA-698-B  
OZAH 07-30

Board of Appeals: Stuart Barr, Attorney for Fairland Adventist Nursing & Rehabilitation Center, Inc., request a special exception pursuant to Section 59-G2.37 (*Nursing Home*) of the Zoning Ordinance to permit: **1)** increase in the number of permitted beds from 103 to 145; **2)** increase in the number of staff members from 76 to 81 on site at any one time; **3)** conduct outpatient services, estimated to be approximately 20-25 patients per month, with hours of operation Monday through Friday 7:30 am to 5:00 pm; **4)** modernize and expand the physical plant: a portion of the wing closest to Fairland Road to be demolished and a new building to be constructed, a T-shaped building to be constructed to connect the south side of the existing facility; **5)** reconfigure the parking area to increase the number of parking spaces from 68 to 80: ten of these spaces to be allotted for handicap parking; change the configuration of the driveway entrance from two access points on Fairland Road to one full-movement entrance; remove the western and the eastern drive aisles and replace them with one full-movement drive aisle on the eastern side of the building; **6)** change landscaping, fencing and exterior lighting: (a) install landscape screening to screen the existing and proposed building and parking areas, and associated site improvement from adjacent properties, (b) install a six-foot board-on-board fence and large trees to create a vegetative barrier along the property lines, (c) install lighting to provide safety of pedestrian and vehicular traffic on the property, all lighting to be directed away from adjacent homes, and no light will spill onto the residential properties; **7)** installation of stormwater management measures; **8)** a waiver from the requirements of Sections 59-E-2.83(b) and 59-C-1.323(b) to reduce the required applicable 24-foot setback for the eastern drive aisle to 8 feet, which is its current location. The subject property is Lot 26, Block H, Snowdens Mill Subdivision, located at 2101 Fairland Road, Silver Spring, in the R-200 Zone. Tax No. 05-067-02899058 **POSTPONED INDEFINATELY**

BOA Major modification – Swimming Club/Pool Board of Appeals. Soo Lee Cho, Attorney, on  
CBA-1383-A behalf of the Tilden Woods Recreation Association.  
OZAH  
11-24

BOA Board of Appeals: Stanley D. Abrams, Attorney for Mid-Atlantic Petroleum Properties, LLC,  
S-2351-A request a special exception, pursuant to Zoning Ordinance Section 59-G-2.06 (*Automobile*  
OZAH 3-58 *Filling Station*) to accomplish the following:

1. Operate a convenience store and accessory carwash;
2. obtain approval for an existing ATM machine with a small canopy along the front wall of the convenience store;
3. Obtain approval for an existing stone patio and fountain to the right of the building and the exit door from the building;
4. Re-stripe fifteen existing oversized parking spaces to current standards.

The subject property is Parcel E, Germantown Industrial Center Subdivision, located at 12301 Middlebrook Road, Germantown, Maryland, 20874, in the I-1 Zone. Tax Account No. 03119253

BOA Board of Appeals: Stanley D. Abrams, Attorney for Sturbridge Willowbrooke LLC, request a  
S-2637 special exception pursuant to Section 59-G-2.35 (*Housing and related facilities for senior adults*) of  
OZAH 05-28 the Zoning Ordinance to permit: **1)** An independent living condominium for senior adult housing within two four-story buildings each containing 39, two-bedroom units, for a total of 78 units. Each building will contain 32 garage spaces or 64 total garage spaces and surface parking for 53 vehicles for a total of 117 parking spaces. Each building will contain a large community room for residents use and outdoor seating area; **2)** Hours 24/7; **3)** All building and ground services to be provided by the management company hired by the condominium association. The property is known as Tax Parcels P-191, N.108 & N.109 (Tax Maps LS121 & KS161) and is located just south and west of the intersection of Dino Drive and Valley Stream Avenue, Burtonsville, in the R-200/RDT Zone. Tax Number 05-03276502 **POSTPONED INDEFINATELY**

BOA S-2715 Board of Appeals: James Parsons, Jr., Attorney for the Petitioner, George J. Roche,  
& S-2716 request a special exception pursuant to Section 59-G-2.30 (*Landscape Contractor*) (S-2715) of  
OZAH 08-14 the Zoning Ordinance to permit: **1)** Hours of operation: 6 a.m. to 7 p.m., Monday through Friday;  
& 08-15 Saturday 6 a.m. to 4 p.m.; **2)** Existing trailer, measuring approximately 10' X 40' will be used to house the office. Second trailer, 20' X 40', will be added adjoining the first trailer. Existing barn will be used for the storage and maintenance of vehicles; **3)** Forty-one employees to work in three shifts. Times will vary depending upon the season. During snowstorms, the operations for snow plowing and removal would be up to 24 hours on a need basis; **4)** Forty parking spaces to be used by the employees for the parking of vehicles associated with the business; **5)** Equipment and vehicles: one large loader, four skid steers, twenty trucks (twelve large and eight under one ton), two mini-excavators, eight trailers (three dump, five straight), one tractor. There will also be smaller items of equipment such as lawn mowers, weed cutters, snow blowers, lawn aerators, chainsaws, a sod cutter, compressors, spreaders and small tools. Several sea containers will also be on site for storage of equipment. Most of the equipment and vehicles will be stored in the barn. (*Wholesale Nursery*) (S-2716) special exception to permit: **1)** Hours of operation: 9 a.m. to 4 p.m., Monday through Friday and Saturday from 8 a.m. to 12:30 p.m.; **2)** One dumpster trailer and one regular trailer; **3)** Eight employees; **4)** Eight parking spaces to be used for the nursery operations; **5)** Equipment and vehicles: two large loaders, two fork lifts, two skid steers, one tractor trailer, three trucks (two large, 1 one-ton and under), two trailers (one dump, one straight); **6)** Sale of mulch, stone and plants to landscape contractors in the area and also for its own landscape

contractor business; **7)** Storage of up to 300 cubic yards of mulch to be stored on the northeast side of the existing barn; **8)** Eight sea containers measuring 8' X 40' each. The subject property is Parcel 285, located at 26500 Howard Chapel Drive, Damascus, in the RE-2C Zone. Tax No. 00929931 **These two cases will be heard together.**

BOA Board of Appeals: David D. Freishtat and Anne Marie Vassallo, Attorneys for the Petitioner,  
S-2719 11250 Veirs Mill Road, LLC, (Lindsay Automotive Group) requests a special exception pursuant  
OZAH 08-17 to Section 59-G-2.39 (*Parking of Automobiles, Off-Street in connection with commercial use*) of  
the Zoning Ordinance to permit: **1)** Construction of vehicle storage lot for new cars; **2)** Waiver of  
rear and side yard setback, adjoining Lot 11; **3)** An eight-foot solid vinyl wood-like fence  
surrounding the vehicle storage lot. The frontage to this lot will be along East Avenue. Vehicles  
will not be loaded or unloaded on this storage lot. Vehicles will be unloaded on another property  
and driven to this lot; **4)** Waiver of the Streetscape Standards and requests to reduce the sidewalk  
width to five feet (from Streetscape Standard eight 8 X 8 module sidewalk specification) to  
minimize the perception of East Avenue as a pedestrian-oriented thoroughfare; **5)** Installation of  
lights that will not cast a glare on the nearby single family residences. The subject property is  
Lots 12, 13, Block F, Kensington Boulevard Subdivision, located at 11225 and 11227 East  
Avenue, Kensington, in the R-60 Zone. Tax Nos. 13-01027378 and 13-01027106  
**POSTPONED INDEFINATELY**

BOA Board of Appeals: Wayne Gracey, Attorney for Petitioner Montessori International School  
S-2722 Incorporated, request a special exception pursuant to Section 59-G-2.19 (*Private Educational*  
OZAH 08-20 *Institutional*) of the Zoning Ordinance to permit: **1)** Construction of a one-story structure  
containing seven classrooms, a library, gymnasium, activity room, commercial kitchen and  
administrative office; **2)** Swimming pool, enclosed courtyard with indoor land islands; **3)**  
Enrollment of 160 children; **4)** Hours of operation: Monday through Friday 6:30 a.m. to 6:30 p.m.  
year round; **5)** Full-time Montessori program and before and after school programs, including  
summer for infants through age five; **6)** Full-day summer leisure program for children ages six  
through twelve; **7)** Staff: (a) 19 full-time teachers plus administrator; (b) part-time nutritionist,  
nurse and lifeguard; **8)** Transportation provided in private cars and public school buses; **9)**  
Parking: 47 spaces including two handicap spaces. The subject property is Lot 1, Block A,  
Bernhard Acres Subdivision, located at 15901 New Hampshire Avenue, Silver Spring, in the RE-1  
Zone. Tax No. 05-00258951 **POSTPONED INDEFINATELY**

BOA Board of Appeals: Stanley D. Abrams, Attorney for Patuxent Ridge, LLC, request a special  
S-2724 exception pursuant to Section 59-G-2.35 (*Housing and related facilities for senior adults*) of the  
OZAH 08-34 Zoning Ordinance to permit: **1)** Construction of five independent living condominium buildings  
for seniors, which includes a total of 86 units; **2)** Parking: 156 spaces including six handicap  
spaces; **3)** A separate community building for recreation and social facilities; **4)** A  
jogging/walking path with work-out stations. There will be no pool or tennis courts, no medical or  
common dining facilities; **5)** Hours of Operation: 24 hours a day, seven days a week; **6)**  
Employees: all building and grounds services will be provided by a management company hired  
by the Condominium Association. The subject property is Part of Tax Parcel 293, located  
between Columbia Pike and Relocated U.S. Route 29, approximately 600 feet south of Dustin  
Road, Burtonsville, in the RC Zone. Tax No. 05-00251083 **POSTPONED INDEFINATELY**

BOA Board of Appeals: Daniel S. Willard, Attorney for Cora Alisuag and Ronald Grow, requests  
S-2734 a special exception pursuant to Section 59-G-2.29 (*Major Home Occupation*) of the Zoning  
OZAH 09-01 Ordinance to permit: **1)** Hours of operation: 9 am to 6 pm, Monday through Friday; **2)** Employees  
will include family members living in the dwelling and a maximum of two nonresident  
employees; **3)** Six visitors per day. This is estimated to involve no more than an average  
maximum of two visits per day by sets of 2-3 representatives of a single client per visit. The

subject property is Lot 11, Block C, located at 5231 Massachusetts Avenue, Bethesda, in the R-60 Zone. Tax No. 07-00542082 **POSTPONED INDEFINATELY**

BOA  
2745  
09-15 Board of Appeals: James R. Michal, Attorney for International Monetary Fund and AT&T S-Mobility, requests a special exception pursuant to Section 59-G-2.58 *Telecommunications OZAH facility*) of the Zoning Ordinance to permit: **1)** Up to twelve wireless telecommunications panel antennas on a 155-foot high unmanned wireless telecommunications tower designed as a tree. The panel antennas each measure approximately 60 inches long, 18 inches wide and 8 inches deep, and will be painted green; **2)** All structures to be located within a 50' X 50' foot compound surrounded by an 8-foot board on board fence; **3)** The related equipment cabinets to be placed on an 11' X 11' concrete pad within the 8-foot high board on board fence; **4)** A 12-foot wide stabilized construction entrance access to the site via the existing 12-foot wide gravel drive access drive off; **5)** Periodic visits of one to two times per month to check or repair the equipment. The only utilities required will be electricity and land telephone lines; **6)** Hours of operation: 24 hours a day, seven days a week. The subject property contains approximately 282 acres, bounded by River Road, Violet's Lock Road and the C&O National Historical Park, located at 15700 River Road, Germantown, Maryland in the RC Zone. Tax No. 06-03246106 **To be heard with CBA-2114-B request for modification of special exception. POSTPONED INDEFINATELY**

BOA  
CBA-2114-B  
OZAH 09-16 Board of Appeals: James R. Michal, Attorney for International Monetary Fund and AT&T request a modification to an existing special exception pursuant to Section 59-G-2.24 (*Golf Courses and Country Clubs*) of the Zoning Ordinance to permit: **1)** Construction of a wireless telecommunication facility; **2)** The facility to be erected adjacent to the swim club parking lot, approximately 412 feet from the intersection of River Road and 565 feet to Violet's Lock Road. The subject property contains approximately 282 acres, bounded by River Road, Violet's Lock Road and the C&O National Historical Park, located at 15700 River Road, Germantown, Maryland in the RC Zone. Tax No. 06-03246106 **To be heard with S-2745, new application for a special exception. POSTPONED INDEFINATELY**

BOA  
S-2753  
OZAH 09-26 Board of Appeals: William J. Chen, Jr., Attorney for Kourosh Mehrabian, request a special exception pursuant to Section 59-G-2.36 (*Medical practitioner's office for use of other than a resident of the building*) of the Zoning Ordinance to permit: **1)** Hours of operation: Monday through Friday 9 a.m. to 6 p.m. and Saturday 8 a.m. to 4 p.m.; **2)** Two full-time and two part-time dentists; no more than one dentist on any one day. Two office staff during regular hours; **3)** Parking: four spaces and one handicap space. The two decks located to the rear of the existing building to be removed and a total of five parking spaces to be created. Parking waiver requests: (a) Driveway setback: a waiver of the requirement of Section 59-E-8.3(b) to relocate the driveway so as to permit continued use of the existing driveway; (c) A waiver of the requirement of Section 59-E-3.7 to provide six parking spaces is requested. Petitioner proposed five total spaces. The subject property is Lot 3, Block 54, Flower Avenue Park Subdivision, located at 8012 Flower Avenue, Takoma Park, in the R-40 Zone. Tax No. 01059421 **POSTPONED INDEFINATELY**

BOA  
S-2761  
OZAH 10-11 Board of Appeals: David C. Gardner, Attorney for Robert Pacano, d/b/a Woodstone Group, LLC, requests a special exception pursuant to Section 59-G-2.30 (*Landscape Contractor*) to permit: **1)** Existing 30' X 40' barn located in the center of the property, containing approximately twelve hundred square feet to be used for the storage of equipment; **2)** Existing house located in the front of the property to be used as an office; **3)** Existing 18' X 12' detached shed to be utilized for storage of equipment; **4)** Hours of operation: 7 am to 7 pm, Monday through Friday; **5)** Vehicles and equipment: (a) one F-150 (one ton) truck; (b) one F-250 (two ton) truck; (c) two F-550 (five ton) trucks; (d) three trailers, one enclosed and two open trailers; (e) six mowers – three tractors and three walk-behind lawn mowers, plus an assortment of trimmers and blowers; (f) snow plow for the one-ton truck; **6)** Parking: six spaces to be located along the north side of the

barn for five off-site employees' vehicles. The trucks to be parked on the gravel area on the south side of the barn; 7) A small amount of plant material within the storage area for planting on customers' properties. Some mulch and topsoil will be stored on the site. All materials are to be stored on the gravel area next to the barn at the rear of the site. The subject property is Parcel 233, located at 28621 Ridge Road, Mt. Airy, in the RDT Zone. Tax No. 00922850 **POSTPONED INDEFINATELY**

BOA  
S-2777  
OZAH 11-03

Board of Appeals: Clare Crawford-Mason request a special exception pursuant to Section 59-G-2.00 (*Accessory Apartment*) of the Zoning Ordinance to permit an accessory apartment. The subject property is Lot 36, Block G Two, Blair Subdivision, located at 826 Violet Place, Silver Spring, Maryland, 20910, in the R-60 Zone. Tax Account Number 00988336

BOA  
S-2778  
OZAH 11-01

Board of Appeals: Joseph A. Lynott, III, Attorney for Robert Q. Gillespie request a special exception pursuant to Section 59-G-1.200.4 (*Airstrip associated with farm*) of the Zoning Ordinance to permit:

1. An airstrip to comprise of a mowed strip of grass approximately 50 feet wide and 1000 feet in length running in a northwest to southwest direction. There will be no improvements constructed on the property, nor any equipment installed to accommodate the airstrip. There will be no lighting or illumination of the airstrip, nor any signage. There will be no paving of any area of the airstrip, and it will remain in its present natural condition.
2. Use of the airstrip only for the one single-engine, propeller-driven airplane during daylight hours. There will be no other airplanes housed at the property. There will be no employees, nor any vehicular visitors to the property. There will be no regular hours of operation, except that the airstrip will only be used during daylight hours and during good weather conditions.

The subject property is Lot 4, located at 22620 Peach Tree Road, Boyds, Maryland, 20841 in the RDT Zone. Tax Account Number 11-03312111

BOA  
S-2781  
OZAH  
11-05

Board of Appeals: Ann Martin Attorney for Gilmoure-Brunett, LLC application for a special exception pursuant to Section 59-G-2.13.1 (*Child Day Care*) of the Zoning Ordinance to permit:

1. Maximum number of children at any one time to be 120
2. Maximum number of staff at any one time to be 25
3. Hours of operation: Monday through Friday, year-round: 7 am to 7 pm
4. Parking: 25 surface spaces and 20 under-ground garage spaces. Including two accessible spaces for persons with disabilities
5. Trash pick-up after 9 am five times per week. Recycling pick-up after 9 am once a week
6. Outdoor lighting – hours of operation, with limited security lighting for after hours.

The subject property is Lot 13, Block P, located at 220 West University Boulevard, Silver Spring, Maryland, 20901 in the R-60 Zone. Tax Account Number 13-02290484

BOA  
S-2784  
OZAH 11-09

Board of Appeals: Pervaiz E. Syed request a special exception pursuant to Section 59-G-2.00 (*Accessory Apartment*) of the Zoning Ordinance to permit an accessory apartment. The subject property is Lot 14, Block C, Llewellyn Fields Subdivision, located at 806 Lindsey Manor Lane, Silver Spring, Maryland, 20905, in the RE-2C Zone. Tax Account Number 05-3061117

BOA  
S-2788  
OZAH 11-12

Board of Appeals: Ivy Yimo Wu request a special exception pursuant to Section 59-G-2.00 (*Accessory Apartment*) of the Zoning Ordinance to permit an accessory apartment. The subject property is Lot 48, Block F, Quince Orchard Valley Subdivision, located at 12301 Bradbury Drive, Silver Spring, Maryland, 20878, in the R-200 Zone. Tax Account Number 00411174

BOA  
S-2789  
OZAH 11-13

Board of Appeals: Dang and Tho G. Pham request a special exception pursuant to Section 59-G-2.00 (*Accessory Apartment*) of the Zoning Ordinance to permit an accessory apartment. The subject property is Lot 136, located at 20601 Boland Farm Road, Germantown, Maryland, 20876, in the R-200 Zone. Tax Account Number 03379605

BOA  
S-2791  
OZAH 11-14

Board of Appeal: Stephen J. Orens, Attorney for Nina V. Aks, D.M.D., LLC and Val Aks request a special exception pursuant to Section 59-G-2.14 (*Clinic: Medical and Dental*) of the Zoning Ordinance to permit:

1. Construction of a two floor clinic with a walk out cellar. The first floor will be occupied by the dentists and the second floor by the medical practitioners and the cellar will be used as a laboratory.
2. Two dentists, two medical practitioners and 15 staff members.
3. Hours of operation: Monday through Friday 8 a.m. to 6 p.m. and Saturday from 9 a.m. to 6 p.m. Six emergency patient visits per year, after hours or on Sunday.
4. Four times a year the dentist will host a mini conference on a Thursday, Friday and Saturday with an attendance of 10 dental practitioners, at which time the office will not take patients.
5. Four times a year the dentist will invite patients and the subdivision residents to attend educational classes. These classes will be limited to 20 attendees. The classes will be held for half a day.
6. Two times a year the dentist will host the University of Pennsylvania graduates club. The activity will occur after hours and generate 20 attendees.
7. Parking: 20 spaces and one handicap space in the rear yard.
  - a. The petitioner requests a parking wavier to reduce the parking facility setback along the south property line, the side yard abutting the Manor Medical Building, to twelve (12) feet. The reduction in the setback will provide five (5) of the proposed parking spaces.
  - b. The petitioner also requests a parking waiver to allow the inclusion of stacked parking spaces for use of employees.

The subject property is Lot P1, Block B, Luxmanor Subdivision, located at 11406 Old Georgetown Road, Rockville, Maryland, 20852, in the R-200 Zone. Tax Account Number 04-00084577

BOA  
S-2792  
OZAH 11-15

Board of Appeals: Jamie and Angela Enriquez request a special exception pursuant to Section 59-G-2.00 (*Accessory Apartment*) of the Zoning Ordinance to permit an accessory apartment. The subject property is Lot 12, Block 7, located at 2301 Hermitage Avenue, Silver Spring, Maryland, 20902, in the R-90 Zone. Tax Account Number 01094765

BOA  
S-2793  
OZAH 11-16

Board of Appeals: Bruce Shoop requests a special exception pursuant to Section 59-G-2.00 (*Accessory Apartment*) of the Zoning Ordinance to permit an accessory apartment. The subject property is Lot 4, Block B, Muncaster Manor Subdivision, located at 18808 Muncaster Road, Derwood, Maryland, 20855, in the RE1 Zone. Tax Account Number 00000385



BOA  
S-2794  
OZAH 11-19

Board of Appeals: Patricia Harris, Attorney for Costco Wholesale Corporation, request a special exception, pursuant to Zoning Ordinance Section 59-G-2.06 (*Automobile Filling Station*) to permit the following:

1. An Automobile filling station to be located on a 36,590 square foot parcel in the southwest corner of the Mall Parcel
2. The sole operation to dispense gasoline to only Costco members
3. Four islands with a total of eight multi-purpose fuel dispensers
4. A canopy and a 128 square foot sales kiosk
5. The hours of operation: 6 a.m. to 9 p.m
6. Four 28.50 square foot signs with each sign located on one of the four sides of the canopy and a portable board sign providing daily gas prices
7. Parking: two spaces one for employee and the other handicap van accessible space  
Other parking to be provided adjacent to the filling station within the mall
8. Employees: two

The subject property is Lot N631, Wheaton Plaza-Parcel 10, located at 11160 Veirs Mill Road, Silver Spring, Maryland, 20902, in the C-2 Zone. Tax Account Number 13-03550740

BOA  
S-2795  
OZAH 11-17

Board of Appeals: Sean Hughes, Attorney for T-Mobile Northeast, LLC, and Montgomery County Board of Education request a special exception pursuant to Section 59-G-2.58 (*Telecommunications Facility*) of the Zoning Ordinance to permit:

1. A telecommunication monopole with a height of 130 feet, plus a 4- foot lightning conductor, with panel antennas mounted on the monopole.
2. A screened 80-foot by 30-foot equipment compound.
3. Three equipment cabinets placed on a concrete pad within the proposed compound. The equipment cabinets measure approximately 63 inches high, 51 inches wide, and 37 inches deep and will sit atop the equipment pad measuring approximately 20 feet in length and 10 feet in width.
4. The equipment cabinets will be secured by an 8-foot chain link fence.
5. Hours of operation: 24 hours a day, seven days a week
6. Facility to be unmanned with visits to the site only for emergency repairs or regular, scheduled maintenance visits 1-2 times per month.
7. A reduction of 26 feet in the setback from the east property line to locate the support structure in a less visual location.
8. A warning sign not to exceed two square feet will be mounted to the installation.

The subject property is located at 1401 Dennis Avenue, Silver Spring, Maryland, 20902, in the R-60 Zone. Tax Account Number 00954241

BOA  
S-2796  
OZAH 11-18

Board of Appeals: Ramon M. Zeender request a special exception pursuant to Section 59-G-2.00 (*Accessory Apartment*) of the Zoning Ordinance to permit an accessory apartment. The subject property is Lot 9 and Part 8, Block 3, Woodhaven Subdivision, located at 8312 Woodhaven Boulevard, Bethesda, Maryland, 20817, in the R-90 Zone. Tax Account Number 0069136

BOA S-2797  
OZAH 11-21

Board of Appeals: Sean Hughes, Attorney for T-Mobile Northeast, LLC, and Surmont, LLC request a special exception pursuant to Section 59-G-2.58 (*Telecommunications Facility*) of the Zoning Ordinance to permit:

1. A telecommunication monopole with a height of 120 feet, with three antennas mounted inside the monopole.
2. A screened 40-foot by 40-foot equipment compound.

3. Three equipment cabinets placed on a concrete pad within the proposed compound. The equipment cabinets measure approximately 63 inches high, 51 inches wide, and 37 inches deep and will sit atop the equipment pad measuring approximately 20 feet in length and 10 feet in width. Coaxial cables to be connected to the cabinets and to the antennas.
4. The equipment cabinets will be secured by an 8-foot chain link fence.
5. Hours of operation: 24 hours a day, seven days a week
6. Facility to be unmanned with visits to the site only for emergency repairs or regular, scheduled maintenance visit once per month.
7. A warning sign not to exceed two square feet will be mounted to the installation.

The subject property is located at 21600 West Offutt Road, Poolesville, Maryland, 20837, in the RDT Zone. Tax Account Number 0034595

BOA  
S-2798  
OZAH 11-23

Board of Appeals: Winoa E. Hiden request a special exception pursuant to Section 59-G-2.00 (*Accessory Apartment*) of the Zoning Ordinance to permit an accessory apartment. The subject property is Lot 9 and Part 8, Block 3, Woodhaven Subdivision, located at 14212 Northwyn Drive, Silver Spring, Maryland 20904, in the R-90 Zone. Tax Account Number 0069136

BOA  
S-2800  
OZAH 11-20

Board of Appeals: Sean Hughes, Attorney for T-Mobile Northeast, LLC, and T-Mobile Northeast and J. Maurice Carlisle, Jr. request a special exception pursuant to Section 59-G-2.58 (*Telecommunications Facility*) of the Zoning Ordinance to permit:

1. A telecommunication monopole with a height of 150 feet, with three antennas mounted inside the monopole.
2. A screened 50-foot by 50-foot equipment compound.
3. Three equipment cabinets placed on a concrete pad within the proposed compound. The equipment cabinets measure approximately 63 inches high, 51 inches wide, and 37 inches deep and will sit atop the equipment pad measuring approximately 20 feet in length and 10 feet in width. Coaxial cables to be connected to the cabinets and to the antennas.
4. The equipment cabinets will be secured by an 8-foot chain link fence.
5. Hours of operation: 24 hours a day, seven days a week
6. Facility to be unmanned with visits to the site only for emergency repairs or regular, scheduled maintenance visit once per month.

The subject property is located at 22730 Mount Ephraim Road, Dickerson, Maryland, 20842, in the RDT Zone. Tax Account Number 00914473

BOA  
S-2801  
OZAH 11-22

Board of Appeals: William H. Roberge, Jr, Attorney for Mary Emah, petitioner American Caregivers request a special exception pursuant to Section 59-G-2.13 (*Day care facility for senior adults and persons with disabilities*) of the Zoning Ordinance to permit:

1. Offices for American Caregivers, Inc., a licensed Residential Service Agency which provides home care services to the elderly, disabled, and children with mental or physical disability in their homes or in the community
2. An after school Therapeutic Integration Program for children with autism
3. 1200 square feet of space in the home to be used for the program
4. Two non residential employees on site
5. Parking: includes two garage spaces and two additional spaces in the driveway
6. Pick-up by van between 2 pm and 3 pm and drop-off between 5:30 pm, and 6 pm Monday through Friday. On Saturday and Sunday between 10 am and 11 am, pick-up and 3:30 pm and 4 pm drop off.

7. Hours of operation: 9 am to 5 pm on weekdays. The Therapeutic Integration Center to remain open until 6 pm on weekdays and from 10 am to 4 pm on weekends
8. A Parking Waiver of 12 feet is requested

The subject property is Lot P7, Block 29, Calverton Subdivision, located at 3060 Fairland Road, Silver Spring, Maryland, 20904 in the R-90 Zone. Tax Account Number 05-02259637

BOA  
S-2802  
OZAH 11-26

Board of Appeals: Susan W. Carter, Attorney for Petitioner Wyatt Bissett–Norbeck Montessory Day School request a special exception pursuant to Section 59-G-2.19 (*Private Educational Institution*) of the Zoning Ordinance to permit:

1. The existing one and half story residence located on the five-acre property, to be used as grounds keeper's residence or for storage.
2. The existing barn to be used for storage.
3. Construction of four new buildings for class rooms, linked by a wooden deck to be located along the southern side of the property.
4. The existing driveway to be relocated to the northern end of the property.
5. A new asphalt driveway to be constructed to provide access to Emory lane. The driveway will form a circular loop around the existing residence to facilitate on-site circulation and to provide for student drop-off/pick-up area.
6. Parking: 45 spaces to be provided in areas along the edge of the driveway.
7. Two outdoor open play areas: one to be located at the front of the property and the second to be located in the rear yard between the classrooms and the existing barn.
8. A four foot three rail fence with vinyl mesh to be placed around the play areas. There will be age appropriate outdoor play equipment located within the outdoor play areas.
9. Two small sheds to provide for storage of play equipment, each measuring approximately 14' X 12', next to each of the play areas.
10. Removal of the existing pool, the shed and the outdoor riding arena.
11. Lighting: photo sensor lighting to be mounted on the walls of the new class room building. Small residential-style light poles, not to exceed eight feet in height to be located along the perimeter of the parking areas. These will also be photo sensor controlled lights. All parking area lighting will be automatically turned off at 8 pm. Additional, motion-sensitive lighting will be installed on the rear of the existing barn and the western end of the property.
12. Landscaping: large shade trees to be planted adjacent to the parking area and within the parking islands. Additionally large evergreen trees and under story shrubbery to be planted along the Emory Lane frontage between the proposed school and the road.
13. Signage: a ground mounted sign measuring approximately three feet by six feet to be located near the entrance. This sign will not be illuminated.
14. Number of students: 200.
15. Number of staff: 40.
16. Hours of operation: 7 am to 6 pm. All drop-off and pick-up by parents and school buses will be done during the school hours.
17. All holiday performances and activities to be conducted during the week. A veteran police officer to continue directing traffic.

The subject property is Parcel 147, located at 15920 Emory Lane, Rockville, Maryland, 20853, in the RE-1 Zone. Tax Account Number 08-00706741

BOA  
S-2803  
OZAH 11-27

Board of Appeals: Sean Hughes, Attorney for T-Mobile Northeast, LLC, and Travillah-WHM Limited request a special exception request a special exception pursuant to Section 59-G-2.58 (*Telecommunications Facility*) of the Zoning Ordinance to permit:

1. A telecommunication monopole with a height of 80 feet, with panel antennas mounted on the monopole.
2. A screened 30-foot by 20-foot equipment compound.
3. Three equipment cabinets placed on a concrete pad within the proposed compound. The equipment cabinets measure approximately 63 inches high, 51 inches wide, and 37 inches deep and will sit atop the equipment pad measuring approximately 20 feet in length and 10 feet in width. Coaxial cables to be connected to the cabinets and to the antennas.
4. The equipment cabinets will be secured by a 7-foot chain link fence.
5. Hours of operation: 24 hours a day, seven days a week
6. Facility to be unmanned with visits to the site only for emergency repairs or regular, scheduled maintenance visit once per month.
7. A reduction of 19 feet from the required 40-foot setback from the southern property line, resulting in a 2-foot setback, to locate the support structure in a less visible location.

The subject property is located at 14119 Travilah Road, Potomac, Maryland, 20854, in the C-4 Zone. Tax Account Number 06-00400001

BOA  
S-2804  
OZAH 11-28

Board of Appeals: Sean Hughes, Attorney for T-Mobile Northeast, LLC, and Milton & Patsy Andrews request a special exception request a special exception pursuant to Section 59-G-2.58 (*Telecommunications Facility*) of the Zoning Ordinance to permit:

1. A telecommunication monopole with a height of 120 feet, with six antennas mounted inside the monopole.
2. A screened 35-foot by 25-foot equipment compound.
3. Two equipment cabinets placed on a concrete pad within the proposed compound. The equipment cabinets measure approximately 63 inches high, 51 inches wide, and 37 inches deep and will sit atop the equipment pad measuring approximately 20 feet in length and 10 feet in width. Coaxial cables to be connected to the cabinets and to the antennas.
4. The equipment cabinets will be secured by an 8-foot chain link fence.
5. Hours of operation: 24 hours a day, seven days a week

Facility to be unmanned with visits to the site only for emergency repairs or regular, scheduled maintenance visit once per month.

The subject property is Parcel P910, Friendship subdivision, located at 18420 Whites Ferry Road, Poolesville, Maryland, 20837, in the RDT Zone. Tax Account Number 01926647